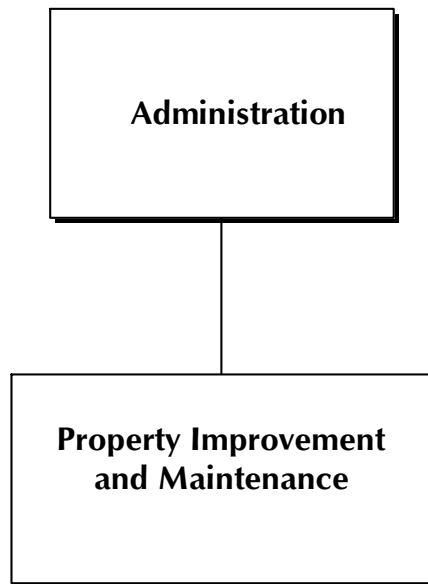


Fund 969

Public Housing Program Projects Under Modernization



Focus

Fund 969, Public Housing Projects Under Modernization, receives an annual federal grant, determined by formula, to be used for major physical and management improvements to public housing properties owned by the Fairfax County Redevelopment Authority (FCRHA). This grant program fund which was called the Comprehensive Grant Program (CGP) or the Modernization Program is now referred to as the Capital Fund Program (CFP). It is one of the two components of the Public Housing Program. The other fund supporting this program is Fund 967, Public Housing Under Management, which supports the daily maintenance and management of public housing properties.

Local public housing authorities submit a five-year comprehensive capital and management improvement plan to the U.S. Department of Housing and Urban Development (HUD) as part of the housing authority's Five Year Plan. The plan is updated each year as part of the Annual Plan. HUD reviews the plan and releases the annual capital grant amount that supports administrative and planning expenses as well as improvements to one or more projects. Housing authorities may revise the annual plan/budget to substitute projects as long as they are part of the Five Year Plan.

Four grant positions are supported in this fund for the administration of the program to include monitoring of all construction in process for projects that have been approved by HUD.

The FCRHA submitted an improvement plan in June 2004 for Program Year 33 funding and received HUD approval for \$1,780,425. Program Year 33 funding of \$1,677,157 will provide for staff administration, management improvements and capital improvements for three projects: VA 0506, Capital Improvement Fund Year 33; VA 1930, Greenwood Apartments; and VA 1952, Water's Edge. In addition, replacement funding of \$103,268 is provided for capital replacement and staff administration for Project VA 0500, Capital Replacement Fund.

No FY 2006 funding is included for Fund 969, Public Housing Projects Under Modernization, at this time. Funding will be allocated at the time of award from HUD.

Fund 969

Public Housing Program Projects Under Modernization

Position Summary	
<u>PROPERTY MANAGEMENT AND IMPROVEMENT</u>	
1 Housing Community Developer IV, G	1 Engineer II, G
1 Housing Community Developer III, G	1 Management Analyst I, G
<u>TOTAL POSITIONS</u>	
4 Positions / 4.0 Staff Years	G Denotes Grant Positions

Changes to FY 2005 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2005 Revised Budget Plan since passage of the FY 2005 Adopted Budget Plan. Included are all adjustments made as part of the FY 2004 Carryover Review and all other approved changes through December 31, 2004:

- ◆ Out-of-Cycle-Adjustments \$1,780,425**
 Subsequent to the FY 2004 Carryover Review an allocation of \$1,780,425 provided for Program Year 33 funding including \$1,677,157 for staff administration, management improvements and capital improvements for three projects: VA 0506, Capital Improvement Fund Year 33; VA 1930, Greenwood Apartments; and VA 1952, Water's Edge; and funding of \$103,268 for capital replacement and staff administration for Project VA 0500, Capital Replacement Fund.
- ◆ Carryover Adjustments \$2,524,976**
 As part of the FY 2004 Carryover Review, the Board of Supervisors approved an increase of \$2,524,976 due to the carryover of unexpended project balances.

A Fund Statement and a Summary of Capital Projects are provided on the following pages. The Summary of Capital Projects may include some projects without a Total Project Estimate amount. These projects are considered "continuing" projects or projects for which funding is necessary on an ongoing basis (e.g., a contingency or planning project).

Fund 969

Public Housing Program Projects Under Modernization

FUND STATEMENT

Fund Type H96, Public Housing Program

Fund 969, Projects Under Modernization

	FY 2004 Actual	FY 2005 Adopted Budget Plan	FY 2005 Revised Budget Plan	FY 2006 Advertised Budget Plan
Beginning Balance	\$2,173,574	\$299,310	\$2,173,574	\$0
Revenue:				
HUD Authorizations	\$0	\$0	\$1,780,425	\$0
HUD Reimbursements	1,185,569	0	351,402	0
Total Revenue	\$1,185,569	\$0	\$2,131,827	\$0
Total Available	\$3,359,143	\$299,310	\$4,305,401	\$0
Expenditures:				
Capital/Related Improvements	\$1,185,569	\$0	\$4,305,401	\$0
Total Expenditures	\$1,185,569	\$0	\$4,305,401	\$0
Total Disbursements	\$1,185,569	\$0	\$4,305,401	\$0
Ending Balance ¹	\$2,173,574	\$299,310	\$0	\$0

¹ Capital projects are budgeted based on the total project costs. Most projects span multiple years, from design to construction completion. Therefore, funding for capital projects is carried forward each fiscal year, and ending balances fluctuate, reflecting the carryover of these funds.

Fund 969

Public Housing Program Projects Under Modernization

FY 2006 Summary of Capital Projects

Fund: 969 Public Housing, Projects Under Modernization

Project #	Description	Total Project Estimate	FY 2004 Actual Expenditures	FY 2005 Revised Budget	FY 2006 Advertised Budget Plan
VA0500	Capital Replacement		\$4,030.00	\$188,407.00	\$0
VA0501	Capital Improvement - Year 28	432,080	0.00	10,569.83	0
VA0502	Capital Improvement - Year 29	788,485	81,197.13	124,199.92	0
VA0503	Capital Improvement - Year 30	588,761	192,435.92	136,135.82	0
VA0504	Capital Improvement - Year 31	378,016	188,092.42	189,923.58	0
VA0505	Capital Improvement - Year 32	100,148	0.00	100,148.00	0
VA0506	Capital Improvements - Year 33	728,904	0.00	728,904.00	0
VA0701	Comp Grant - Year One	290,851	0.00	0.00	0
VA0702	Comp Grant - Year Two	346,829	0.00	0.00	0
VA0703	Comp Grant - Year Three	374,978	0.00	0.00	0
VA0704	Comp Grant - Year Four	386,386	0.00	0.00	0
VA0705	Comp Grant - Year Five	288,906	0.00	0.00	0
VA0706	Comp Grant - Year Six	276,087	0.00	0.00	0
VA0707	Comp Grant - Year Seven	267,251	0.00	0.00	0
VA0708	Comp Grant - Year Eight	391,601	0.00	0.00	0
VA1900	One University	19,939	0.00	0.00	0
VA1901	Audubon Apartments	443,156	0.00	0.00	0
VA1904	Newington Station	881,789	0.00	270,200.00	0
VA1905	Green Apartments	2,186,251	0.00	0.00	0
VA1906	Park	838,931	0.00	276,000.00	0
VA1913	Atrium	1,025,175	0.00	280,000.00	0
VA1925	Villages at Falls Church	261,985	0.00	0.00	0
VA1927	Robinson Square	973,512	133,100.00	72,941.00	0
VA1929	Sheffield Village Square	74,915	0.00	0.00	0
VA1930	Greenwood Apartments	3,189,502	0.00	819,000.00	0
VA1931	Briarcliff Phase II	465,692	0.00	0.00	0
VA1932	Westford Phase II	580,165	0.00	0.00	0
VA1933	Westford Phase I	779,894	0.00	0.00	0
VA1934	Westford Phase III	1,236,295	0.00	0.00	0
VA1935	Barros Circle	768,727	301,058.21	38,468.64	0
VA1936	Belle View Condominiums	359,712	81,198.46	0.00	0
VA1938	Kingsley Park	2,123,399	0.00	411,109.18	0
VA1940	Reston Towne Center	734,598	204,457.34	530,140.66	0
VA1952	Water's Edge	129,253	0.00	129,253.00	0
Total		\$22,712,172	\$1,185,569.48	\$4,305,400.63	\$0